



REAL ESTATE LAW HIGHLIGHTS

Attorneys in Procopio's prominent Real Estate Practice Group bring a wealth of experience to commercial transactions of all types and levels of complexity.

THE WORLD DOESN'T NEED JUST ANOTHER LAW FIRM

WHY PROCOPPIO

We are the largest law firm in San Diego with one of the top real estate practices in the southwestern United States. Attorneys in our Real Estate Practice Group bring a wealth of experience to commercial transactions of all types and levels of complexity. We provide a full range of value-added services to commercial real estate owners, investors, lenders and developers, with in-depth expertise on development, management, options & exchanges, financing, land use, real estate disputes and more.

Our attorneys are respected speakers, authors and educators. Our experience and community involvement help develop trusted working relationships with regulators, key legislators, civic activists, and non-governmental organizations.

Our real estate attorneys frequently collaborate with professionals in other practice groups including Construction, Energy and Environment, Finance, Restructuring and Bankruptcy, Labor and Employment, Litigation, Native American Law, Public Agencies, Tax and US-Latin America.

ACQUISITIONS AND DISPOSITIONS

Procopio's real estate attorneys advise individual, institutional and publicly-traded clients on a regular basis with respect to local, multi-state, international and portfolio acquisitions and dispositions of real estate. Common property transactions involve office buildings, shopping centers, hotels, resorts, apartments, affordable housing, senior housing, assisted care facilities, high-rise condominium projects, mixed-use projects, medical office and healthcare facilities, industrial and R&D projects, mobile home parks, master-planned developments, golf courses and the like. We work proactively with our clients to achieve their goals using creative and cost-effective means.

LANDLORD AND TENANT LEASE REPRESENTATION

Our landlord clients are typically local, regional and national owners, developers, investors and financial institutions which control multiple sites, requiring a broad range of property management, asset management, leasing and legal services. Procopio attorneys are skilled at utilizing a client's form of lease or drafting project-specific leases, and negotiating transactions with tenants. Our tenant clients are typically business owners, manufacturers, distributors, research institutions, retailers and other users of leased space in office buildings, shopping centers, industrial parks, high-tech and biotech R&D facilities, mixed-use projects, restaurants, distribution and warehouse facilities and corporate headquarters. We also handle unique ground leases for development projects, building and free-standing cell site leases, build-to-suit leases, and sale-leaseback transactions.

REAL ESTATE FINANCE

Procopio attorneys represent a variety of lenders including national banks, insurance companies and private capital sources. We have extensive experience with term loans, construction loans, business lines of credit, letters of credit, personal guarantees, mezzanine loans and participation agreements. We also routinely assist lenders with preparation and negotiation of loan documents, procuring title insurance and making adjustments to exiting credits including loan modifications, additional advances and restructurings. On behalf of our borrower clients, Procopio attorneys commonly review, revise and provide comments to all types of secured and unsecured loans, including CMBS loans, life company loans, bank loans, lines of credit, letters of credit and hard money loans.

RURAL AND URBAN DEVELOPMENT PROJECTS

Our attorneys have represented local and national developers in a wide-range of large and in-fill development projects. Procopio lawyers specialize in rural and urban zoning, land use, planning, permit processing, securing entitlements, as well as project advocacy before local, regional and state agencies, including the California Coastal Commission. Our attorneys also regularly draft and negotiate easements, use rights and a variety of contracts relating to grading, air rights and project construction including project sponsor contracts with architects, engineers, general contractors and other consultants. Mixed-use, retail and residential condominium projects also often require the preparation of project governing documents, such as subdivision plans, bylaws and owners associations documents, easement agreements, CC&Rs and parking agreements. Our attorneys are skilled in the preparation of such governing documents, and in securing approvals from the California Bureau of Real Estate.

ENVIRONMENTAL AND NATURAL RESOURCES

Along with attorneys from our Energy and Environment practice group, Procopio's real estate attorneys assist our clients to navigate state and federal laws relating to the environment and natural resources, including issues such as hazardous materials, solid waste, air and water quality, endangered species, wetlands, protected habitats, and waste discharge requirements. We also assist clients with environmental impacts, CEQA applications and opposition, mitigation measures and City, County and state administrative proceedings.

CLIENT TESTIMONIALS

“Whether it’s land use, acquisition, leasing, JV’s or finance, the Procopio Real Estate team continues to knock it out of the park for us, deal after deal. The combination of deep legal expertise and pragmatic problem solving gives them a well-earned spot as our trusted partners.”

Doug Arthur
President & CEO, SENTRE, Inc

“Ours was a complex deal involving multiple states and 24 different properties that we could not have undertaken on our own. Procopio’s resourcefulness, combined with their experience, was essential in helping us execute this agreement swiftly and effectively.”

David Michan
President, Strata Equity Group

These testimonials or endorsements do not constitute a guarantee, warranty, or prediction regarding the outcome of your legal matter.



shift
forward

ABOUT US

Procopio is a full-service business and litigation law firm committed to thoughtful problem solving and improving your bottom line. With more than 180 attorneys based in San Diego, Silicon Valley, Orange County, Las Vegas and Phoenix—we're passionate about knowing your business and helping you grow and protect it for the long term. Procopio has the flexible infrastructure to support both small to mid-sized companies and large multinationals at every stage of the business life cycle. Our global reach across Asia and Latin America further expands our international partnerships and cross border capabilities.

At Procopio, we are focused on what is important to you—providing smart, innovative and practical solutions in a cost-effective manner to help your business thrive.

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